Layout Application - Final Approval Letter

Roc No: 4/2025

Date: 11/27/25 11:08 AM

From:

Village Panchayat

KALANGAL

To :

M. CHINNASAMI

Online Application Number: DLJJBCI0

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore - Coimbatore LPA – Coimbatore District – Sulur
Taluk – Sulur Panchayat Union – Kalangal Panchayat / Village – S.F. No. 371/2B1 for an extent of 0.43 Acre or 1741.00 sq.m -
Application received for residential layout approval - Planning Permission Issued - Forwarded for further action - Reg.

Ref :

Application no: CBELPA/ DLJJBCI0 /2025, Dated:20.01.2025

Body:

LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the
Layout Plan
approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and
Country Planning
department.

2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout
Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms
to the above two
conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public
purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in
Residential use zone as per
TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country
department.
5. If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of
the road or as
shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from
boundary and not
more than 9.00 meters in length, of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing
any buildings in the
plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body
Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem
arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of
certificate /
Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved
layout plan shall be
permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60cm x
120cm permanent
display board along with the details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can
be asserted on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect
or if there is a
situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/
concurrence granted to the
layout will be cancelled by the District Town and Country Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be
compulsorily provided
to the purchasers while the plots are sold.
14.The local Body may issue the final order only after conferring that the applicant applied for bulk sub division.

15.A Separate Drainage Should be Construct for Rain Water Storm in the layout and end Point Should be finished with Vertical Soak pit.
16. All Water Supply works must be done in the Layout because Layout is faraway from the Actual Panchayat. Water Supply Works Like Extension of Pipeline, Drilling of Borewell, Pipe Connection to the existing Main Pipeline of Our Panchayat.
17. Separate Drainage Should be Constructed for Rain Water Storm in the layout and end Point Should be Connected to Vertical/Horizontal Soak pit.
18. Location of the Panchayat is far away from the layout hence adequate water facilities like construction of OHT, providing borewell and Extension of Pipeline must be provided for all households in the layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.11.27 11:08:32